031.0	0006	0014.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,002,100 / 1,002,100
					USE VALUE: 1,002,100 / 1,002,100
					ASSESSED: 1,002,100 / 1,002,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50	-52	FOSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROGERS ROBERT & JANET
Owner 2:	
Owner 3:	
Street 1:	50 FOSTER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ROGERS ROBERT & JANET -
Owner 2:	-
Street 1:	50 FOSTER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 3557 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 15 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	4950.000	542,600	4,700	454,800	1,002,100
Total Card	0.114	542,600	4,700	454,800	1,002,100
Total Parcel	0.114	542,600	4,700	454,800	1,002,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 281.73 /Parcel: 281.73

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 22175

GIS Ref

GIS Ref

Insp Date 09/15/17

!2642!

PREVIOUS ASSESSMENT

Parcel ID 031.0-0006-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	542,600	4700	4,950.	454,800	1,002,100		Year end	12/23/2021
2021	105	FV	519,700	4700	4,950.	454,800	979,200		Year End Roll	12/10/2020
2020	105	FV	519,800	4700	4,950.	454,800	979,300	979,300	Year End Roll	12/18/2019
2019	105	FV	403,800	4700	4,950.	483,200	891,700	891,700	Year End Roll	1/3/2019
2018	105	FV	403,800	4700	4,950.	352,500	761,000	761,000	Year End Roll	12/20/2017
2017	105	FV	380,900	4700	4,950.	307,000	692,600	692,600	Year End Roll	1/3/2017
2016	105	FV	380,900	4700	4,950.	261,500	647,100	647,100	Year End	1/4/2016
2015	105	FV	343,300	4700	4,950.	255,800	603,800	603,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:48:03

LAST REV

Date	Time
10/04/18	15:41:19
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2642

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FEDAS JOAN	31714-517		8/15/2000		400,000	No	No		
FEDAS JOAN J/ET	22680-161		12/2/1992			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/16/2018	1175	Re-Roof	16,142	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2017	MEAS&NOTICE	HS	Hanne S
3/3/2009	Meas/Inspect	163	PATRIOT
2/28/2000	Mailer Sent		
2/24/2000	Measured	264	PATRIOT
8/18/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	22175
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	105	Three Fam.	Prime NB Desc	ARLINGTON	Total: 454,802	Spl Credit	Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Poor
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.00472975
Const Adj.:	0.98980200
Adj $ / SQ:	179.007
Other Features:	175100
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	786346
Depreciation:	243767
Depreciated Total:	542578

COMMENTS

2 UNITS.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 3

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 15 | BRs: 6 | Baths: 2 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
3	5	2	
Totals			
3	15	6	

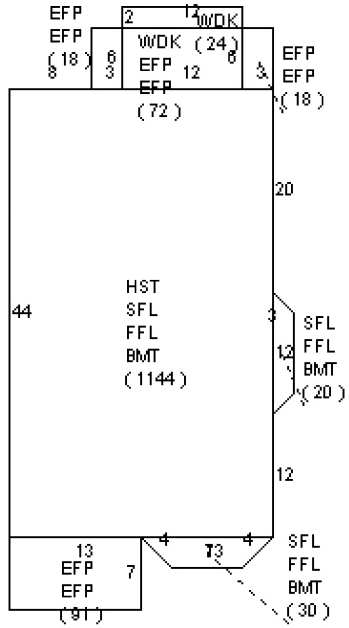
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	179.01
Special Features:	0	Val/Su Net:	116.74
Final Total:	542600	Val/Su SzAd	183.31

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,194	55.650	66,445
FFL	First Floor	1,194	179.010	213,734
SFL	Second Floor	1,194	179.010	213,734
HST	Half Story	572	179.010	102,392
EFP	Enclos Porch	398	33.720	13,420
WDK	Deck	96	15.840	1,520

Net Sketched Area: 4,648 | Total: 611,245

Size Ad 2960 | Gross Area 5220 | FinArea 3557

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	E	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 031.0-0006-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1922	21.94	T	40	105			4,700			4,700

More: N | Total Yard Items: 4,700 | Total Special Featues: | Total: 4,700